



## CITY OF ALAMEDA • CALIFORNIA

SPECIAL JOINT MEETING OF THE COMMUNITY  
IMPROVEMENT COMMISSION (CIC) AND HOUSING  
AUTHORITY BOARD OF COMMISSIONERS (HABOC)  
TUESDAY --- JULY 6, 2010 --- 6:55 P.M.

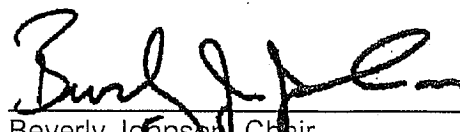
Location: City Council Chambers, City Hall, corner of Santa Clara Ave. and Oak Street

Public Participation

Anyone wishing to address the Commission/Board on agenda items or business introduced by the Commission/Board may speak for a maximum of 3 minutes per agenda item when the subject is before the Commission/Board. Please file a speaker's slip with the Deputy City Clerk if you wish to speak

PLEDGE OF ALLEGIANCE

1. ROLL CALL – CIC, HABOC
2. CONSENT CALENDAR
  - 2-A. Recommendation to Approve the Minutes of the Special Board of Commissioners Meeting Held on April 6, 2010. **[HABOC]** (Housing Authority)
  - 2-B. Recommendation to Approve a Second Amendment to the Affordable Housing Agreement Between the Housing Authority and Community Improvement Commission Extending the Term of the Agreement Two Years to July 2026. **[CIC, HABOC]** (Economic Development)
  - 2-C. Adoption of Resolution Amending the Rules and Procedures of the Housing Authority, Effective January 1, 2010, Changing the Time to Start Regular Meetings of the Board of Commissioners to 6:55 P.M. **[HABOC]** (Housing Authority)
3. AGENDA ITEMS
  - 3-A. Recommendation to Award a Contract in the Amount of \$106,680, Including \$17,780 for Contingencies, to Replace the Brush Street Parking Lots at Esperanza to DRYCO Construction Inc., and to Authorize the Interim Executive Director to Execute the Contract. **[HABOC]** (Housing Authority)
4. ADJOURNMENT – CIC, HABOC

  
Beverly Johnson, Chair  
CIC and HABOC



# Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - TEL: (510) 747-4300 - FAX: (510) 522-7848 - TDD: (510) 522-8467

## MINUTES SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD TUESDAY, APRIL 6, 2010

The Board of Commissioners was called to order at 7:16 p.m.

### PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

Present: Commissioner deHaan, Gilmore, Matarrese, Tam, Torrey and Chair Johnson

Absent: None

#### 2. CONSENT CALENDAR

Commissioner Matarrese moved acceptance of the Consent Calendar. Commissioner Tam seconded. Motion carried unanimously. Items accepted or adopted are indicated by an asterisk.

\*2-A. Minutes of the Special Board of Commissioners meeting held January 6, 2010. Minutes were accepted.

\*2-B. Adopted a Resolution Approving Housing Authority Budget Amendment No. 5 for Fiscal Year 2009-2010.

\*2-C. Adopted a Resolution to Approve the Housing Authority Budget for the Two-Year Period Starting July 1, 2010, with the Housing Development and Programs Portion Contingent upon City Council and Community Improvement Commission Action.

\*2-D. Awarded a Contract for the Modernization of 1416 Sherman Street to Bay Cities Construction including the \$13,500 alternative for exterior painting, and \$23,800 for contingencies in the amount of \$400,000, and authorized the Executive Director to execute the contract.

#### 3. AGENDA

3-A. None.

#### 4. ORAL COMMUNICATIONS

None.

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Agenda Item #2-A  
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5. COMMISSIONER COMMUNICATIONS

Commissioner Torrey reminded everyone to mail in their census forms and said a census office is at the Housing Authority at 701 Atlantic Avenue in Alameda.

6. ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 7:17 p.m.

Attest:

\_\_\_\_\_  
Beverly Johnson, Chair

\_\_\_\_\_  
Michael T. Pucci  
Executive Director / Secretary

## CITY OF ALAMEDA

### Memorandum

To: Honorable Chair and  
Members of the Community Improvement Commission

Honorable Chair and  
Members of the Housing Authority Board of Commissioners

From: Ann Marie Gallant  
Interim Executive Director / Interim Chief Executive Officer

Date: July 6, 2010

Re: Approve a Second Amendment to the Affordable Housing Agreement between the Housing Authority and the Community Improvement Commission Extending the Term of the Agreement Two Years to July 2026

### BACKGROUND

The Housing Authority receives approximately \$700,000 per year from the Community Improvement Commission of the City of Alameda (CIC) to subsidize rents and operating expenses at Independence Plaza. On January 18, 1989, the Housing Authority and the CIC entered into an Affordable Housing Agreement. Under the terms of this Agreement, the affordable housing tax increment funds generated in the West End Community Improvement Project (WECIP) remaining after the CIC has met its debt service and other administrative obligations are made available to the Housing Authority to subsidize rent and operating expenses for Independence Plaza. The term of the Agreement is defined as the life of the WECIP, or until July 5, 2023, unless extended.

On April 6, 2004, the Board of Commissioners and the CIC approved an amendment to the Affordable Housing Agreement releasing the June 30, 2003 fund balance and any future years' fund balances that might accumulate in the WECIP housing fund to be spent on eligible affordable housing activities and extending the term of the Agreement one year to July 2024.

In August 2007, the City Council adopted an ordinance extending the time limit on the effectiveness of the WECIP Plan for two years to July 2026. The attached amendment extends the term of the Affordable Housing Agreement two years to be consistent with the extended term of the WECIP Plan.

### DISCUSSION

In 2004, the State passed special legislation that required redevelopment agencies to shift more of their tax increment funds into the State's Educational Revenue Augmentation Fund (ERAF) in fiscal years 2004-05 and 2005-06. In consideration of

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**07-06-10**

Honorable Chair and  
Members of the Community Improvement Commission  
Honorable Chair and  
Members of the Housing Authority Board of Commissioners

July 6, 2010  
Page 2 of 2

this ERAF shift, redevelopment agencies were allowed to extend the life of their redevelopment project areas for one year for each year an ERAF payment was made. The CIC made ERAF payments in both fiscal years. Therefore, in August 2007, the City Council adopted an ordinance extending the WECIP Plan term two years to July 2026, consistent with SB 1096.

The Affordable Housing Agreement's term is the duration of the WECIP Plan to July 2023, unless extended. The first amendment to the Agreement extended the term one year to July 2024. The second amendment would extend the term another two years to July 2026 to be consistent with the duration of the Plan.

#### FINANCIAL IMPACT

There is no impact from approving a second amendment to the Affordable Housing Agreement.

#### RECOMMENDATION

Approve the second amendment to the Affordable Housing Agreement by and between the Housing Authority and Community Improvement Commission extending the term of the Agreement two years to July 2026.

Respectfully submitted,



Michael T. Pucci  
Executive Director

MP:DP:sb

Exhibit:

1. Second Amendment to Agreement

SECOND AMENDMENT TO AFFORDABLE HOUSING AGREEMENT

DATED \_\_\_\_\_, 2010

BY AND BETWEEN

HOUSING AUTHORITY OF THE CITY OF ALAMEDA

AND

COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA

**CIC/HABOC**  
**Exhibit to**  
**Agenda Item #2-B**  
**07-06-10**

WHEREAS, the Housing Authority of the City of Alameda, a public body, corporate and politic (hereinafter, "HOUSING AUTHORITY") and the Community Improvement Commission of the City of Alameda, a public body corporate and politic (hereinafter, "COMMISSION") entered into that certain agreement dated January 18, 1989, as amended, to allow the HOUSING AUTHORITY to use available low- and moderate-income housing set-aside funds accruing to the COMMISSION with respect to the West End Community Improvement Project Area (hereinafter, "Project Area," "Project Area Set-Aside Funds," and "the 1989 Agreement," respectively); and

WHEREAS, pursuant to City Council Ordinance 2910, as authorized by Senate Bill 1045, on November 5, 2003, the City Council of the City of Alameda amended the Community Improvement Plan for the West End Community Improvement Project Area ("the Plan"), by extending by one year the time limit on the effectiveness of the Plan and the time limit to repay indebtedness, thereby extending the Plan until July 5, 2024;

WHEREAS, pursuant to City Council Ordinance 2970, as authorized by Senate Bill 1096, on August 21, 2007, the City Council of the City of Alameda amended the Community Improvement Plan for the West End Community Improvement Project Area ("the Plan"), by extending by two years the time limit on the effectiveness of the Plan and the time limit to repay indebtedness, thereby extending the Plan until July 5, 2026;

NOWHEREFORE, the Parties hereby agree to amend the 1989 Agreement, as amended, as follows:

#### SECTION 1. INCORPORATION OF RECITALS.

The Parties agree that the foregoing recitals are true and correct and hereby incorporate them into this Amendment to the 1989 Agreement, as amended, (hereinafter, "this Amendment").

#### SECTION 2. TERM.

Section 2 ("Term") of the Agreement is modified to read as follows:

"The term of this Agreement shall be the duration of the Plan for the West End Community Improvement Project Area ("the Plan") adopted by the City Council of the City of Alameda on July 5, 1983, by Ordinance No. 2141, as amended by the City Council on November 5, 2003, by Ordinance No. 2910, and amended on August 21, 2007 by Ordinance No. 2970, or as may be otherwise extended. The duration of the Plan covers a period which is scheduled to end on July 5, 2026, unless extended. In no event, however, shall the term of this Agreement be less than the period required under California Health & Safety Code Section 33334.3, as such code section may be amended or superseded from time to time."

SECTION 5. INTEGRATION.

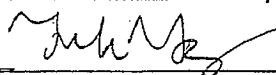
This Amendment and the 1989 Agreement, as amended, together with Exhibits A and B thereto, constitute the entire agreement of the Parties with respect to the subject matter of this Amendment and the 1989 Agreement, as amended, and no other promise of the Parties, whether oral or written, made prior to the effective date set forth on the cover of this Agreement, shall be of any force and effect.

IN WITNESS WHEREOF, the HOUSING AUTHORITY and the COMMISSION have caused their duly authorized officers to execute this Amendment to the 1989 Agreement, as amended, on the day and year set forth on the cover page of this Amendment.

HOUSING AUTHORITY OF THE CITY OF ALAMEDA

By: \_\_\_\_\_  
Michael T. Pucci, Executive Director

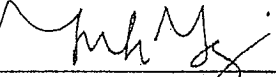
Approved as to form:

By:  \_\_\_\_\_  
Farimah Faiz, Assistant General Counsel

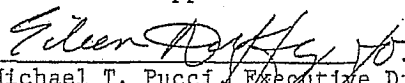
COMMUNITY IMPROVEMENT COMMISSION OF THE CITY OF ALAMEDA

By: \_\_\_\_\_  
Ann Marie Gallant, Interim Executive Director

Approved as to form:

By:  \_\_\_\_\_  
Farimah Faiz, Assistant General Counsel

Recommended for Approval:

By:  \_\_\_\_\_  
Michael T. Pucci, Executive Director  
Housing Authority





# Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - Tel: (510) 747-4300 - Fax: (510) 522-7848 - TDD: (510) 522-8467

*Celebrating 70 years of serving Alameda*

To: Honorable Chair and  
Members of the Board of Commissioners

From: Ann Marie Gallant  
Interim Chief Executive Officer

Date: July 6, 2010

Re: Adopt a Resolution to Amend the Rules and Procedures of the Housing  
Authority Effective January 1, 2010, Changing the Time to Start Regular  
Meetings of the Board of Commissioners to 6:55 P.M.

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Background:

On December 9, 2009, the City Council adopted a resolution to revise the time it holds its regular meetings. The Housing Authority Rules and Procedures currently have the start time for regular Board of Commissioners meetings set at 7:25 P.M.

Discussion:

Regular meetings of the Board of Commissioners are set according to the Rules and Procedures of the Housing Authority (i.e., By Laws). The Rules and Procedures were revised in November 2002 setting a new start time for meetings to 7:25 P.M., five minutes prior to the time established for regular City Council meetings. With the December 2009 change for the start time for City Council meetings, the start time for meetings of the Board of Commissioners should be adjusted for continued continuity of these meetings. The City Clerk's Office has recommended a start time of 6:55 P.M. be established for the Board of Commissioners meetings.

Recommendation:

Adopt effective January 1, 2010, the Resolution to amend the Rules and Procedures of the Housing Authority establishing a new time to start meetings of the Housing Authority Board of Commissioners.

Respectfully submitted,

*Michael T. Pucci*

Michael T. Pucci  
Executive Director

MTP:ED  
Attachment



**CIC/HABOC**  
**Agenda Item #2-C**  
**07-06-10**

HOUSING AUTHORITY OF THE CITY OF ALAMEDA

*Resolution No. \_\_\_\_\_*

TO AMEND THE RULES AND PROCEDURES  
OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA

**WHEREAS**, the Housing Authority of the City of Alameda requires Rules and Procedures to guide the operation and deliberation of the Board of Commissioners of the Housing Authority; and

**WHEREAS**, the Housing Authority seeks efficiency and coordination of its operations with the City Council of the City of Alameda and other governing bodies; and

**WHEREAS**, changing the time for the Board of Commissioners meetings to begin from 7:25 p.m. to 6:55 p.m. would facilitate the flow of meetings from the Board meeting to the following Council meeting or meeting of other City governing bodies;

**NOW, THEREFORE, BE IT RESOLVED**, that effective January 1, 2010, the attached Rules and Procedures of the Housing Authority of the City of Alameda be adopted, superceding all previous versions.

ATTEST:

\_\_\_\_\_  
Michael T. Pucci  
Executive Director / Secretary

\_\_\_\_\_  
Beverly Johnson, Chair  
Board of Commissioners

**Adopted:**

\_\_\_\_\_  
Date

U:\BOC\reso to amend R&P of HA

Approved as to Form

\_\_\_\_\_  
ASSISTANT GENERAL COUNSEL

**CIC/HABOC**  
**Exhibit to**  
**Agenda Item #2-C**  
**07-06-10**



*Celebrating 70 years of serving Alameda*

## Housing Authority of the City of Alameda

701 Atlantic Avenue - Alameda, California 94501-2161 - Tel: (510) 747-4300 - Fax: (510) 522-7848 - TDD: (510) 522-8467

To: Honorable Chair and  
Members of the Board of Commissioners

From: Ann Marie Gallant  
Interim Chief Executive Officer

Date: July 6, 2010

Re: Award the contract in the amount of \$106,680 including \$17,780 for contingencies to replace the Brush Street Parking Lots at Esperanza to DRYCO Construction Inc., and authorize the Executive Director to execute the contract.

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### BACKGROUND

The Fiscal Year 2011 Extraordinary Maintenance Project (EMP) budget includes the replacement of the Brush Street parking lots at Esperanza.

### DISCUSSION

On May 21, 2010, the Housing Authority issued an Invitation for Bids (IFB) for the replacement of the Brush Street parking lots at Esperanza. A public notice was placed in the local newspaper and on the Housing Authority's website. In addition, all companies that have requested placement on the Housing Authority's list of potential contractors for this type of work and all Alameda contractors with a relevant business license were contacted about the IFB.

A pre-bid conference was held on May 26, 2010 to provide interested contractors the opportunity to inspect the site. Four contracting firms attended this pre-bid conference.

On June 8, 2010, four bids were received and publicly opened, and the results are as follows:

CONTRACTOR	LOCATION	BID AMOUNT
DRYCO Construction, Inc.	Fremont CA	\$88,900
ABSL	Hayward, CA	\$89,000
Ransome Company	San Leandro, CA	\$111,576
Gallagher and Burk	Dublin, CA	\$153,000

The apparent low bidder, DRYCO Construction Inc., has worked on multiple Housing Authority projects. The contractor has a good record of completing projects on time and within budget. This contractor already has an Alameda business license and the appropriate insurance on file with the Housing Authority.

**CIC/HABOC**  
**Agenda Item #3-A**  
**07-06-10**

FINANCIAL IMPACT

The budget provides \$150,000 for parking lot replacement at Esperanza, including contingencies. A twenty percent contingency (\$17,780) is recommended for potential Change Orders which will increase the contract to a not to exceed amount of \$ 106,680.

RECOMMENDATION

Award the contract in the amount of \$106,680 including \$17,780 for contingencies to replace the Brush Street Parking Lots at Esperanza to DRYCO Construction Inc., and authorize the Executive Director to execute the contract.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael T. Pucci". The signature is fluid and cursive, with a large initial "M" and a stylized "P".

Michael T. Pucci  
Executive Director

MTP: KA

Exhibit

1. Contract with DRYCO Construction Inc.-on file in the City Clerk's office